



CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE

Agenda and Reports

for the meeting on

Tuesday, 7 July 2026

at 7.30 pm

in the Colonel Light Room, Adelaide Town Hall

Our Adelaide.
Bold.
Aspirational.
Innovative.

CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE
Meeting Agenda, Tuesday, 7 July 2026, at 7.30 pm

Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith

Deputy Lord Mayor, Councillor Noon (Chair)

Councillor Martin (Deputy Chair)

Councillors Abrahamzadeh, Cabada, Couros, Davis, Freeman, Giles, Maher, Dr Siebentritt and Snape

Agenda

Item		Pages
1.	Acknowledgement of Country At the opening of the City Planning, Development and Business Affairs Committee meeting, the Chair will state: ‘The City of Adelaide acknowledges the Kaurna People of the Adelaide Plains as the Traditional Custodians of the land on which we meet today. We acknowledge and honour their spiritual and cultural stewardship of this Country and recognise their deep and enduring relationship with its lands, waters, the sky, and all living things. We pay our respects to Kaurna Elders past and present and recognise the important role of emerging leaders in sustaining and strengthening culture.’	
2.	Apologies and Leave of Absence Leave of Absence - The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith	
3.	Confirmation of Minutes - 2/6/2026 That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 2 June 2026, be taken as read and be confirmed as an accurate record of proceedings. View public 2 June 2026 Minutes here .	
4.	Declaration of Conflict of Interest	
5.	Deputations	
6.	Workshops Nil	
7.	Reports for Recommendation to Council	
7.1	TreeClimb SA Lease Outcomes of Community Consultation	4 - 10
7.2	Establishment of the Sustainability Design Prize in 2026/27	11 - 19
8.	Reports for Noting Nil	
9.	Exclusion of the Public In accordance with sections 90(2), (3) and (7) of the <i>Local Government Act 1999</i> (SA) the City Planning, Development and Business Affairs will consider whether to discuss in confidence the reports contained within section 10 of this Agenda.	20 - 22

10. Confidential Reports for Recommendation to Council

10.1 Strategic Property Matter [S90(3) (b), (d)]

23 - 45

11. Closure

TreeClimb SA Lease Outcomes of Community Consultation

Strategic Alignment - Our Places

Public

Tuesday, 7 July 2026

**City Planning, Development
and Business Affairs
Committee**

Program Contact:

Matt Rodda, Acting Associate
Director Strategic Property &
Commercial

Approving Officer:

Mike Philippou, Acting Director
City Infrastructure

EXECUTIVE SUMMARY

The purpose of this report is to present the outcomes of the Community Consultation undertaken on the draft Key Lease Terms for the proposed Commercial Park Lands Lease with Adelaide TreeClimb SA Pty Ltd within Blue Gum Park / Kurangga (Park 20) and seek approval to finalise the Lease Agreement.

The consultation was undertaken as the proposed Lease Term exceeds five years and was conducted in accordance with Section 202(2) of the *Local Government Act 1999* (SA), Council's Community Consultation Policy, and the Adelaide Park Lands Leasing and Licensing Policy (2016).

On 23 April 2026, Kadaltilla / Adelaide Park Lands Authority considered a report on the findings of the Community Consultation process.

RECOMMENDATION

The following recommendation will be presented to Council on 14 July 2026 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Notes the findings of the Community Consultation outcomes, as contained in Attachment A, on the draft Key Lease Terms as contained in Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 July 2026.
 2. Authorises the Chief Executive Officer to enter into a Lease Agreement with Adelaide TreeClimb SA Pty Ltd for a term not exceeding ten years.
 3. Authorises the Lord Mayor and Chief Executive Officer to sign and affix as necessary the Common Seal to the Lease Agreement and all associated documentation to give effect to the above-mentioned decision.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Places Create opportunities for sustained activation in the city through outdoor dining, parking, leases and licences.
Policy	<u>Adelaide Park Lands Community Land Management Plan</u> (CLMP) supports the leasing and licensing of this Park Lands premise. One of the purposes stated in the CLMP is the TreeClimb facility. <u>Adelaide Park Lands Leasing and Licensing Policy 2016</u> (Policy).
Consultation	The Community Consultation was conducted in accordance with Section 202(2) of the <i>Local Government Act 1999</i> (SA), as the proposed Lease Term exceeds five years.
Resource	Negotiation of the Park Lands Commercial Lease Agreement will be undertaken within current resources, and legal advice will be sought to draft the Lease Agreement.
Risk / Legal / Legislative	The <i>Retail and Commercial Leases Act 1995</i> (SA) does not apply to Leases or Licences in the Adelaide Park Lands granted by the City of Adelaide (exemption was granted by the Minister for Business Services and Consumers on 28 December 2011).
Opportunities	Partnering with organisations/business operators within the Park Lands to provide unique offerings to Park Lands visitors and to contribute to people actively using or enjoying the Park Lands.
26/27 Budget Allocation	Annual rent will be informed by an independent rental assessment that considers the unique nature of the permitted use and the Adelaide Park Lands.
Proposed 27/28 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The proposed Lease Term will not exceed ten years.
26/27 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Maintenance responsibilities will form part of the Lease negotiations.
Other Funding Sources	Any improvements proposed by the Lessee will be self-funded.

DISCUSSION

1. Adelaide TreeClimb SA Pty Ltd (TreeClimb) is Australia's first inner-city aerial adventure park. It features climbing platforms, ropes, flying foxes, and suspended bridges integrated into mature trees.
2. TreeClimb occupies a designated portion of Blue Gum Park / Kurangga (Park 20) as delineated in yellow in the map below and includes three suspended courses (Children, Junior, and Grand), as well as the "Ecohut" (delineated in red) arrival/check-in point, and café. The offering is consistent with the Adelaide Park Lands Management Strategy and the Park 20 Community Land Management Plan (CLMP).

Map: TreeClimb SA Pty Ltd (TreeClimb)/Blue Gum Park / Kurangga (Park 20)



3. TreeClimb (together with its predecessor, Bounce South Australia Pty Ltd) has held a Lease with the City of Adelaide since 1 November 2018. The initial Lease Term was four years, with a further four-year extension exercised and due to conclude on 31 October 2026.
4. This report is to present the outcomes of the Community Consultation, **Attachment A** on the draft Key Lease Terms, **Attachment B** for the proposed Commercial Park Lands Lease with Adelaide TreeClimb SA Pty Ltd within Blue Gum Park / Kurangga (Park 20).
5. The draft Key Lease Terms, **Attachment B**, were presented and supported by Kadaltilla/ Adelaide Park Lands Authority (Kadaltilla) on 30 October 2025, and on 25 November 2025, Council authorised the Administration to undertake Public Consultation on the draft Key Lease Terms.
6. At its meeting on 23 April 2026, Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) advised Council that it:
 - “1. Notes the findings of the Community Consultation outcomes, as contained in **Attachment A**, on the draft Key Lease Terms as contained in **Attachment B** to Item 6.1 on the Agenda for the meeting of the Board of Kadaltilla/Adelaide Park Lands Authority held on 23 April 2026.
 2. Endorses the Chief Executive Officer to enter into a Lease Agreement with Adelaide TreeClimb SA Pty Ltd for a term not exceeding ten years.
 3. Endorses the Lord Mayor and Chief Executive Officer to sign and affix as necessary the Common Seal to the Lease Agreement and all associated documentation to give effect to the above-mentioned decision.”

7. An updated Arborist report, which took four weeks to complete, was requested from the Lessee as part of the information to be presented to the Committee and Council. The updated Arborist report is discussed in paragraph 22 below.

Community Consultation

8. In accordance with Section 202(2)(b) of the *Local Government Act 1999* (SA), public consultation is required prior to granting a Lease over Community Land if the Lease Term exceeds five years. As the proposed Lease Term for TreeClimb exceeds five years, a Community Consultation process was undertaken.
9. The Community Consultation was conducted between 9 February and 3 March 2026, seeking engagement on the draft Key Lease Terms, and included the following information:
 - 8.1. A summary of the draft Key Lease Terms.
 - 8.2. Details of the proposed tenant and their intended use.
 - 8.3. Aerial map showing the lease area and surrounding Park Lands.
 - 8.4. Information on how to provide feedback.
10. To ensure the highest level of engagement, the Community Consultation was made accessible by the following means:
 - 9.1. Public notice in The Advertiser.
 - 9.2. Public notice in The Government Gazette.
 - 9.3. An online engagement page on [OurAdelaide.sa.gov.au](https://ouradelaide.sa.gov.au).
 - 9.4. Email submissions via ouradelaide@cityofadelaide.com.au.
 - 9.5. Display materials within Park 20.
 - 9.6. Hard-copy documents at Council libraries and community centres.

Community Consultation Findings

11. At the close of consultation on 3 March 2026, a total of 92 submissions were received.
12. Responses to the Key Lease Terms:
 - 11.1. 92.39% supported Council progressing with a lease.
 - 11.2. 4.35% did not support the proposal.
 - 11.3. 3.26% were unsure.
13. Key themes of support included:
 - 12.1. Strong support for the continued leasing of Park 20 for the current use to TreeClimb.
 - 12.2. Recognition of the value of this low-impact use that encourages physical activity for adults and children.
 - 12.3. Good for children as it teaches balance and confidence.
 - 12.4. Brings people and families to the Park Lands.
 - 12.5. Add value by creating a safe space for families and children. Passive surveillance for walkers.
 - 12.6. Wonderful use of the natural environment.
 - 12.7. Positive feedback on service quality, care for the site and environment.
 - 12.8. Makes the area around the bike track more usable with a toilet and café.
14. Key themes of concern included:
 - 13.1. A requirement to look after tree health and contribute to Park Land revegetation efforts.
 - 13.2. Damage to the natural environment.
 - 13.3. No additional buildings for commercial purposes.
15. The current Lessee also provided a submission confirming their commitment to the activation of the Park Lands, providing family-friendly recreation, school and youth group participation, offering an experience that supports healthy lifestyles and encouraging people of all ages to engage with the natural environment. They emphasised their responsibility to ensure safe operations and management of the natural environment.

16. The Lease includes a maintenance fee for Council-delivered works, and conditions to maintain public ground-level access, vegetation protection, and safety standards. Independent arborist reports are regularly commissioned by the Lessee to monitor tree health and safety, as discussed below.
17. The proposal as presented through the Lease negotiations does not include changes to the building footprint.
18. Community Consultation feedback has been assessed by the Administration, and the summary is provided in **Attachment A** to this report.
19. All responses received as part of the consultation process can be viewed at [Link 1](#).
20. As a result of this process and the assessment of the feedback provided by the Community through Consultation, the Administration does not recommend any changes to the draft Key Lease Terms.

Arborist Report

21. Independent arborist reports are commissioned regularly to monitor tree health and safety. This requirement is a key feature of the current Lease Agreement and will remain in the new Lease Agreement.
22. Administration requested an updated report assessing the impact of the TreeClimb operations on the health of the trees and biodiversity. The most recent report, dated 22 May 2026, is available at [Link 2](#).
23. The assessment considered 51 trees, which are identified as a mix of various species. The majority of trees are in Good to Fair overall condition and have extended useful lifespans. Tree 150 is a failed tree, and its useful life expectancy has passed. The tree now exists as a standing dead stem.
24. The assessment has identified that 46 trees are Significant trees, and five trees are Regulated trees as defined in the *Planning, Development and Infrastructure Act 2016*. Significant and Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the Planning and Design Code (Regulated and Significant Tree Overlay).
25. The assessment identified one tree with an elevated risk rating, and the arborist recommended regular monitoring at this stage. The remaining trees were assessed as having either a Low or Very Low Risk Rating. While the overall risk profile is low, proactive management is recommended to maintain these risk levels.
26. Also as part of the Lease negotiation the operator will be required to conduct regular inspections of all trees within their licenced area, undertake annual tree-health assessments by an independent Council-approved arborist, avoid any drilling or penetration of trees, ensure all infrastructure attached to trees allows for natural and unrestricted growth, immediately report any damage to trees or vegetation, and maintain a Council-approved Risk Management Plan that is reviewed and updated each year.

Next Steps

27. Subject to Council's endorsement on 14 July 2026, the Administration will progress a Lease Agreement with TreeClimb SA Pty Ltd consistent with the Key Lease Terms (**Attachment B**) and the CLMP.

DATA AND SUPPORTING INFORMATION

Link 1 - Results Summary Report

Link 2 - Arborist Report dated 22 May 2026

ATTACHMENTS

Attachment A – Community Consultation Summary

Attachment B - Key Lease Terms

- END OF REPORT -

Community Consultation Summary

Blue Gum Park/Kurangga (Park 20) – Commercial Lease for TreeClimb SA Pty Ltd for a lease term exceeding 5 years

Overview

Community consultation was undertaken between 9 February and 3 March 2026 on the draft Key Lease Terms:

A total of 92 submissions were received during the consultation period.

535 visitors.

Quantitative Results

Support for Proposed Lease

- 92.39% supported Council progressing with a lease not exceeding 10 years
- 4.35% did not support the proposal
- 3.26% were unsure

Qualitative Feedback – Key Themes

Key Themes of Support

- Strong support for the continued leasing of Park 20 for the current use to TreeClimb SA Pty Ltd.
- Recognition of the value of this low-impact use that encourages physical activity for adults and children.
- Good for children, teaches balance and confidence.
- Bring people and families to the Park Lands
- Add value by creating a safe space for families and children. Passive surveillance for walkers.
- Wonderful use of the natural environment.
- Positive feedback on service quality, care for the site and environment.
- Makes the area around the bike track more usable with a toilet and café.

Key Themes of Concern

- Should be a requirement to look after tree health and contribute to Parkland revegetation efforts.
- Damage to the natural environment.
- No additional buildings for commercial purposes.

Key Lease Terms

Adelaide TreeClimb

Category	Details
Proposed Proponent	TreeClimb SA Pty Ltd (ACN 612 016 145)
Rent	Rent to be determined in accordance with mutual negotiations with the proposed proponent and in conjunction with a market rent review
Rent Review Mechanism	Rent reviewed on each Review Date using either fixed 4% increase or CPI, whichever is the greatest.
Additional Costs	Proposed Proponent must pay: • All rates and taxes • All outgoings relating to ownership, management, and operation of the premises • Utilities (electricity, water, gas, telephone, etc.) • Legal costs (half of preparation, all variation/extension, breach enforcement).
Special Conditions	• Public access to amenities during business hours and ground-level licence area access at all times unless Council consents otherwise • Biodiversity preservation obligations (no drilling through trees, annual arborist inspections, report damage) • Risk Management Plan to be prepared before commencement and updated annually • Council may relocate lessee with three months' notice for commercial reasons
Proposed Lease Term	Initial term: 4 years (1 Nov 2026 – 31 Oct 2030). Renewal: one right of renewal for a further 4 years (1 Nov 2030 – 31 Oct 2034).
Permitted Use	Auxiliary services to the Licence Area Permitted Use, including information centre, amenities, and small-scale provision of pre-prepared food/beverages. Licence Area use includes tree-top adventure course with suspension lines, bridges, flying foxes, and climbing obstacles.
Bank Guarantee	Equivalent to three months' rent (incl. GST), continuing and irrevocable, to be replenished if rent increases or part is drawn. Released one month after expiry if no contingent obligations remain.
Maintenance	Lessee responsible for all repairs (including structural repairs to alterations), replacement of damaged Council equipment, cleaning, graffiti removal, pest inspections, vegetation maintenance.
Works Conditions	Lessee must not alter premises without Council consent and must provide details of proposed works. Proposed proponent pays Council's costs for approvals and must refurbish premises prior to expiry.

Establishment of the Sustainability Design Prize in 2026/27

Strategic Alignment - Our Environment

Public

Tuesday, 7 July 2026

City Planning, Development and Business Affairs Committee

Program Contact:

Sarah Gilmour, Associate Director Park Lands, Policy & Sustainability

Approving Officer:

Ilia Houridis, Director City Shaping

EXECUTIVE SUMMARY

The purpose of the report is to present a framework and options relating to the establishment of a Sustainability Design Prize in 2026/27.

On 28 April 2026 Council resolved to establish a design award to encourage innovation and cost efficiencies in the implementation of sustainability measures, such as street tree planting and residential EV charging, starting with a \$15,000 prize in the 2026/27 budget ([Link 1](#)).

This report provides a framework for the Sustainability Design Prize, including consideration of prize categories, based on Administration's understanding it should target innovation in sustainability.

A preliminary review of the City of Adelaide's Integrated Climate Strategy (ICS) goals, aligned projects and processes including street tree planting and residential EV charging, identified thirteen potential prize categories with potential outcomes under each category assessed.

This report recommends proceeding with a single prize category of Greening in 2026/27 as part of program establishment.

To deliver the Sustainability Design Prize, three options are presented for consideration which have been formulated from research into existing external programs:

1. Option 1: Innovation in Sustainability Design Award
2. Option 2: Sustainability Innovation Design Competition
3. Option 3: Sustainability Design Innovation Living Lab.

Each option differs in its capacity to achieve the intended outcomes and carries different implications for design implementation, timeframes, budget allocations and administrative resourcing.

This report recommends Option 2: Sustainability Innovation Design Competition on the basis it delivers Council's decision on 28 April 2026 to introduce a new opportunity for innovation in sustainability and can be delivered within the project budget and resourcing (noting launch of the Competition would be in Quarter 2 of 2026/27).

RECOMMENDATION

The following recommendation will be presented to Council on 14 July 2026 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Approves Option 2: Sustainability Innovation Design Competition for implementation in 2026/27 with an initial focus on the Greening category as the most suitable approach for the establishment of a Sustainability Innovation Design Competition noting timeline, budget, resourcing and implementation implications.

2. Notes a report will be presented to Council in early 2027/28 with the outcomes of the 2026/27 implementation of the Sustainability Innovation Design Competition, including consideration of a rolling annual or biennial program.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Environment Prioritise sustainability in our decisions for the future. Implement sustainable, renewable and green systems, infrastructure, practices and materials in our projects and services.
Policy	The Sustainability Innovation Design Competition aligns with Council's role in the Integrated Climate Strategy to "trial innovative and emerging systems, products and technologies for climate mitigation and adaption, and showcase leading climate-related initiatives."
Consultation	Internal consultation has been undertaken with the Low Carbon and Circular Economy team, Park Lands Planning team, and Design and Technical Services team. The options have been formulated from research into existing external programs.
Resource	Implementation will be coordinated across the City Infrastructure and City Shaping portfolios including leadership and administration from the Low Carbon and Circular Economy team in collaboration with the Design and Technical Services team and Infrastructure team.
Risk / Legal / Legislative	Prior to program implementation, Intellectual Property and Copyright advice will be sought on the implications of awarding design ideas and research, and how contractually outcomes can be implemented and/or embedded in Council projects, processes and operations.
Opportunities	The establishment of the Sustainability Innovation Design Competition aims to embed innovative solutions and sustainability measures in Council projects, processes and operations aligned with Council's strategic goals.
26/27 Budget Allocation	There is a \$40,000 allocation in the 2026/27 Annual Business Plan and Budget for the Sustainability Innovation Design Competition, of which \$15,000 is intended to be awarded as a prize per Council decision on 28 April 2026.
Proposed 27/28 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The Sustainability Innovation Design Competition will be implemented in 2026/27 per Council decision. An announcement on the program would occur in Quarter 2 of 2026/27. The potential for an ongoing annual or biennial prize will be subject to a separate Council decision pending the outcomes of the program in 2026/27.
26/27 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Options identify opportunities for potential university and industry partnerships which could be pursued for additional funding or in-kind support.

DISCUSSION

Purpose

1. The purpose of the report is to present a framework and options relating to the establishment of a Sustainability Innovation Design Prize in 2026/27.

Background

2. On 28 April 2026 Council resolved to establish a design award to encourage innovation and cost efficiencies in the implementation of sustainability measures, such as street tree planting and residential EV charging, starting with a \$15,000 prize in the 2026/27 budget ([Link 1](#))
3. The Sustainability Design Prize aims to meet the Council's aspirations for climate resilience articulated in the City of Adelaide's Integrated Climate Strategy (ICS), including Council's role in trialling innovative and emerging systems, products and technologies for climate mitigation and adaption, and showcasing leading climate-related initiatives.

Sustainability Design Prize Framework

4. This report provides a framework for the Sustainability Design Prize based on Administration's understanding it should target innovation in sustainability to deliver long-term benefits across design processes, project management, and Council operations.
5. The framework targets innovation in how the City of Adelaide delivers its core services, including infrastructure projects.
6. Innovation is defined as:
 - 6.1. Exploring new ways of thinking.
 - 6.2. Seeking alternative outcomes.
 - 6.3. Addressing current challenges.
 - 6.4. Learning from the past to create positive impacts into the future.
 - 6.5. Implementing lessons learned.
7. Sustainability is defined as:
 - 7.1. Reducing negative environmental and social impacts.
 - 7.2. Increasing liveability, climate resilience, health, and community wellbeing.
 - 7.3. Protecting natural ecosystems and vulnerable populations.
 - 7.4. Decarbonising, mitigating the effects of climate change, and supporting the circular economy.
8. Eligibility and assessment criteria will prioritise:
 - 8.1. Innovation.
 - 8.2. Sustainability.
 - 8.3. Efficient use of public space, including coordination with underground services and competing street uses.
 - 8.4. Constructability, adaptability and scalability.
 - 8.5. Cost effectiveness.
 - 8.6. Long-term maintenance.

Sustainability Prize Category

9. Thirteen potential prize categories have been considered for inclusion in the Sustainability Design Prize based on the goals contained in the ICS with existing projects, programs and potential outcomes under each category assessed.
10. Given the broad nature of the potential prize categories, an initial focus on a single theme is proposed to establish the Sustainability Design Prize and test interest in the program.

Integrated Climate Strategy Goal	Proposed Category
Goal 1. A climate resilient city	Greening
	Green Infrastructure
	Water Sensitivity
	Heat Mitigation and Climate Adaption
Goal 2. A net zero ready city	Electrification
	Electric Vehicle Charging Infrastructure
	Active and Renewable Transport
Goal 3. A city where nature thrives	Caring for Country
	Urban Biodiversity
	Preservation and Enhancement of the Adelaide Park Lands
Goal 4. Transition to a decarbonised economy	Circular Economy
	Zero Waste
	Sustainable Supply Chains, Procurement and Operations

11. The Greening category is proposed for 2026/27 in direct response to the Motion on Notice which included a focusing on street tree planting, and because it:
 - 11.1. Is a strategic priority with associated tree canopy and urban heat mitigation targets.
 - 11.2. Addresses the City of Adelaide's primary exposure to climate change, being urban heat.
 - 11.3. Provides a strong alignment with an existing funded body of work.
 - 11.4. Is an area where Council is experiencing cost pressures due to the nature of urban street tree planting in a contested city environment.
 - 11.5. Has the potential to build on existing partnerships with the Adelaide University, Environment Institute and partners.
12. Subject to the success or otherwise of the program once established, there is the potential to establish a rolling Sustainability Design Prize program addressing a different category each round.

Delivery Options

13. This report presents three options for consideration which have been formulated from research into existing external programs:
 - 13.1. Option 1: Innovation in Sustainability Design Award (refer [Link 2](#) for draft program design)
 - 13.2. Option 2: Sustainability Innovation Design Competition (refer [Link 4](#) for draft program design)
 - 13.3. Option 3: Sustainability Design Innovation Living Lab (refer [Link 5](#) for draft program design).
14. The options are informed by:
 - 14.1. Preliminary review of ICS aligned projects and processes including review against Sustainability Design Prize objectives of innovation and cost efficiencies to understand potential outcomes.
 - 14.2. Research into existing sustainability design awards, competitions, and Living Labs to identify themes and gaps, challenges and recommendations, engagement opportunities, processes, eligibility criteria, funding applications, governance structures, timelines and outcomes.
15. Each option differs in its capacity to achieve the intended objectives and carries different implications for design implementation, timeframes, budget allocations and administrative resourcing.

Option 1: Innovation in Sustainability Design Award

Overview

16. Sustainability Design Awards typically recognise and promote completed innovative projects, commonly in the built environment sector where entries are from relevant built environment practitioners (which could include individuals or groups).

17. Entries are assessed by a jury of experts against defined objectives, categories and eligibility criteria, with winners receiving recognition through trophies, cash prizes, certificates and/or media promotion.
18. Council currently delivers the annual City of Adelaide Prize for Design Excellence as a sponsored category in the South Australian Architecture Awards Program and Presentation ([Link 3](#)).
19. The eligibility criteria for the City of Adelaide's Prize for Design Excellence includes a range of social, environmental, economic and First Nations criteria (explicit climate adaptation and emissions criteria are not included).
20. A new Innovation in Sustainability Design Award could be delivered independently by the City of Adelaide, or as a sponsorship of an existing Sustainability Design Award such as The Urban Developer Awards for Industry Excellence – Excellence in Sustainability; Banksia National Sustainability Awards; or other.

Timeline

21. The indicative timeline for the Innovation in Sustainability Design Award process is as follows across a 12-month period throughout the 2026/2027 financial year.

Delivery Stage	Timeline - 2026/27
Year One Program Design	Quarter 1
Award Program Launch	Quarter 2
Submission Period	Quarter 3
Assessment	Quarter 4
Announcement and Event	End of Quarter 4

22. Subject to successful implementation, the Innovation in Sustainability Design Award could be presented annually as part of a rolling program.

Resourcing and Application of Funding

23. Resourcing is within the existing Low Carbon and Circular Economy team and is envisioned to be spread across team's capabilities as necessary over the initial 12-month delivery cycle.
24. \$20,000 is allocated for prize money distributed across two tiers as follows:
 - 24.1. \$15,000 is awarded to the overall winner.
 - 24.2. \$5,000 is awarded to the first commendation.
25. The remaining \$20,000 is allocated for external costs including, but not limited to, remuneration for Jury members, marketing, media promotions, events and physical trophies and/or certificates.

Assessment of Option 1

26. Option 1: Innovation in Sustainability Design Award is not proposed for the following reasons:
 - 26.1. Design Awards primarily recognise completed projects and therefore have limited capacity to drive the development and implementation of new innovative solutions by the City of Adelaide.
 - 26.2. The research has identified 17 existing local, state, national and international Sustainability Design Awards ([Link 6](#)).
 - 26.3. The existing eligibility criteria for the City of Adelaide Prize for Design Excellence could be amended in 2026/27 to include an explicit reference to climate adaptation and emissions reduction providing direct recognition of sustainability in the built environment (noting the 2026 Award went to Adelaide Aquatic Centre (Kauwinka) by JPE Design Studio with Warren and Mahoney and Karl Winda Telfer which is an all-electric building).
 - 26.4. There are known challenges in attracting suitable entries as experienced through administration of the City of Adelaide Prize for Design Excellence.
 - 26.5. Potential limitations in translating awarded solutions into broader Council projects, processes and operations.

Option 2: Sustainability Innovation Design Competition

Overview

27. Design Competitions provide a platform for generating and testing design ideas, while supporting design quality, diversity and innovation through an alternative procurement pathway.
28. A jury comprising balanced public and private sector representation would assess submissions against feasibility and suitability for implementation within the City of Adelaide with entries, shortlisted concepts and winners recognised through media promotion, City of Adelaide communications and other marketing initiatives.
29. A Sustainability Innovation Design Competition could seek feasible concepts from emerging and established practitioners that incorporate sustainability measures, respond to ICS goals and can be implemented in the City of Adelaide.
30. The City of Melbourne's Design Excellence Program provides a precedent which can inform the final program design.
31. At the current level of funding, it is anticipated that the Sustainability Innovation Design Competition would support a small-scale project.

Timeline

32. The timeline for the Sustainability Innovation Design Competition is as follows across the 2026/27 financial year.

Delivery Stage	Timeline - 2026/27
Year One Program Design	Quarter 1
Competition Program Initiation and Launch	Quarter 2
Stage One: Sustainability Innovation Design Competition Concepts Submission Period	Late Quarter 2 – early Quarter 3
Assessment and Announcement of Shortlist	Quarter 3
Stage Two: Shortlisted Concepts Design Development	Late Quarter 3
Assessment and Announcement of Winner	End Quarter 3 – Quarter 4
Stage Three: Winning Design Implementation	End Quarter 4

33. Subject to successful implementation, the Sustainability Innovation Design Competition could be presented biennially as part of a rolling program.

Resourcing and Application of Funding

34. Resourcing is within existing teams and is envisioned to be spread across the team's capabilities as necessary over the 12-month delivery cycle.
35. \$15,000 is allocated for external costs including, but not limited to, the development of the brief, remuneration for Jury members, marketing and media promotions and events.
36. \$25,000 is allocated for prize money allocated across Competition stages including:
 - 36.1. \$5,000 is allocated for remuneration for two shortlisted teams to further develop their concept design in collaboration with local industry (\$10,000 total).
 - 36.2. \$15,000 is awarded to one overall winner who is also awarded the opportunity to implement the design in collaboration with the City of Adelaide and industry partners.
37. Further funding would be required in the event the innovation could be rolled out for implementation, which would likely be timed for Quarter 1 2027/2028 pending budget deliberations.

Assessment of Option 2

38. Option 2: Sustainability Innovation Design Competition is proposed for the following reasons:
 - 38.1. A Design Competition can generate new ideas, innovation and platform emerging talent consistent with the intent of the Sustainability Design Prize Framework described in this report.

- 38.2. Potential for partnerships with relevant industry and governing bodies to support Competition development, delivery and sponsorship, with a focus on multi-disciplinary emerging design teams to encourage diverse perspectives.
- 38.3. Potential for additional outcomes include promoting emerging practitioners, generating research and site investigations, and exploring alternative procurement approaches that support innovative design outcomes.
- 38.4. There is potential to align a Competition with an existing event such as Adelaide Design Week in October 2027.
- 38.5. Challenges to be managed include speculative or unfeasible proposals, limited collaboration and knowledge sharing, and the considerable time commitment required from applicants.

Option 3: Sustainability Design Innovation Living Lab

Overview

- 39. Living Labs are established internationally by local governments, universities and agencies to co-design and trial innovative solutions in real-world settings.
- 40. This option supports creativity, collaboration, experimentation, evaluation and knowledge sharing, aligned with strategic priorities and long-term implementation outcomes.
- 41. Community, industry and academic participation is recognised through diverse, accessible and inclusive engagement, transparent processes and public sharing of outcomes.
- 42. The City of Adelaide is currently participating in the International Human Smart Living Lab Network facilitated by the International Urban and Regional Cooperation (IURC), which includes the opportunity to consider small 'pilot projects' under the Living Lab format.

Timeline

- 43. The timeline for the Sustainability Design Innovation Living Lab process is as follows across a two-year period throughout the 2026/2027 and 2027/2028 financial years.

Delivery Stage	Timeline
Year One Program Design	Quarter 1 2026/2027
Living Lab Program Initiation	Quarter 2 2026/2027
Project Plan Development	
Project Co-Design	Quarter 3 2026/2027
Project Implementation	Quarter 4 2026/2027
Project Evaluation	Quarter 1 2027/2028
Project Refinement	Quarter 2 2027/2028
Project Dissemination	Quarter 3 2027/2028
Project Replication	Quarter 4 2027/2028

- 44. Subject to successful implementation, the Living Lab could be presented biennially as part of a rolling program.

Resourcing and Application of Funding

- 45. Resourcing is estimated at a time commitment of 0.5 FTE over the two-year delivery cycle. Resourcing is within the existing Low Carbon and Circular Economy team and is envisioned to be spread across the team's capabilities, as necessary.
- 46. A project team of external stakeholders would be established with co-design sessions occurring throughout the two-year delivery cycle, with greater time commitments required during initiation and evaluation stages.
- 47. \$40,000 is allocated for project initiation and planning, research, data collation, communications and participant remuneration.
- 48. Further funding would be required for the implementation, which would be subject to budget deliberations.

Assessment of Option 3

49. Option 3: Sustainability Design Innovation Living Lab is not proposed for the following reasons:
- 49.1. The Sustainability Design Innovation Living Lab need not replicate a format being investigated by the City of Adelaide through its participation in the IURC over the next two financial years.
 - 49.2. The Sustainability Design Innovation Living Lab format requires investment over a minimum two-year timeframe and has a longer establishment period due to additional governance structures, partnerships and stakeholder relationships.

Options Assessment

50. Of the options presented in this report the Sustainability Design Prize could be delivered through existing approaches per Option 1 and Option 3:
- 50.1. Option 1: Innovation in Sustainability Design Award could be achieved through simple amendments to the existing City of Adelaide Prize for Design Excellence.
 - 50.2. Option 3: Sustainability Design Innovation Living Lab is considered a longer-term ambition which is being investigated by the City of Adelaide with the support of an existing multi-year international partnership.
51. Noting Council's decision on 28 April 2026 to introduce a new Sustainability Design Prize, and for the reasons set out in paragraph 37, the options assessment supports the delivery of Option 2: Sustainability Innovation Design Competition, as an option that can be established in 2026/27 with design implementation in 2027/28.

Next Steps and Future Considerations

52. Pending Council decision, Administration will prepare and deliver the Sustainability Innovation Design Competition in 2026/27.
53. Intellectual Property considerations will need to be addressed for any of the options presented as it relates to ownership and ongoing use of design solutions.
54. Implementation of design solutions by the City of Adelaide have not been costed and are not included in the timeframes reported for each option.
55. The outcomes of the Sustainability Innovation Design Competition will be presented to Council in early 2027/28, including potential consideration of a rolling annual or biennial program pending the outcomes of the program.

DATA AND SUPPORTING INFORMATION

Link 1 – [Councillor Siebentritt – Motion on Notice – Sustainability Design Prize](#)

Link 2 – [Framework Option 1 – Innovation in Sustainability Design Award](#)

Link 3 – [South Australian Architecture Awards Program](#)

Link 4 – [Framework Option 2 – Sustainability Innovation Design Competition](#)

Link 5 – [Framework Option 3 – Sustainability Design Innovation Living Lab](#)

Link 6 – [Existing local, state, national and international Sustainability Design Awards](#)

ATTACHMENTS

Nil

- END OF REPORT -

Tuesday, 7 July 2026

**City Planning,
Development and Business
Affairs Committee**

Program Contact:

Anthony Spartalis, Chief
Operating Officer

Public

Approving Officer:

Michael Sedgman, Chief
Executive Officer

EXECUTIVE SUMMARY

Section 90(2) of the *Local Government Act 1999 (SA)* (the Act), states that a Council may order that the public be excluded from attendance at a meeting if the Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.

It is the recommendation of the Chief Executive Officer that the public be excluded from this City Planning, Development and Business Affairs Committee meeting for the consideration of information and matters contained in the Agenda.

For the following Chief Executive Officer's Report seeking consideration in confidence

10.1 Strategic Property Matter [section 90(3) (b) & (d) of the Act]

The Order to Exclude for Item 10.1:

1. Identifies the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
2. Identifies the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
3. In addition, identifies for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.

ORDER TO EXCLUDE FOR ITEM 10.1

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE:

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the City Planning, Development and Business Affairs Committee dated 7 July 2026 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 10.1 [Strategic Property Matter] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item is confidential as it contains certain confidential information (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person which whom the Council is conducting business, prejudice the commercial position of the Council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage to a third party.

The disclosure of information in this report could reasonably prejudice the commercial position of the Council with respect to its commercial dealings with the land as well as prejudice the commercial position of parties who have supplied intellectual property and commercial in confidence information.

Public Interest

The Committee is satisfied that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of the information in this report, including certain financial information and further direction, may prejudice Council's contractual dealings with respect to a strategic land holding. In addition, information within this report contains the intellectual property and commercial in confidence information of parties who have supplied information which if released could negatively impact Council. On this basis, the disclosure of such information may severely prejudice the City of Adelaide's ability to influence the proposal for the benefit of the City of Adelaide and community in this matter.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the City Planning, Development and Business Affairs Committee dated 7 July 2026 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 10.1 [Strategic Property Matter] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.
-

DISCUSSION

1. Section 90(1) of the *Local Government Act 1999 (SA)* (the Act) directs that a meeting of Council must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council may order that the public be excluded from attendance at a meeting if Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made to exclude the public under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may -
 - (a) *cause embarrassment to the council or council committee concerned, or to members or employees of the council; or*
 - (b) *cause a loss of confidence in the council or council committee; or*
 - (c) *involve discussion of a matter that is controversial within the council area; or*
 - (d) *make the council susceptible to adverse criticism.*
5. Section 90(7) of the Act requires that an order to exclude the public:
 - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
 - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
 - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 83(5) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following report is submitted seeking consideration in confidence.
 - 6.1 Information contained in Item 10.1 – Strategic Property Matter
 - 6.1.1 Is not subject to an existing Confidentiality Order.
 - 6.1.2 The grounds utilised to request consideration in confidence is section 90(3) (b) & (d) of the Act
 - (b) information the disclosure of which—
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest
 - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which—
 - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (ii) would, on balance, be contrary to the public interest

ATTACHMENTS

Nil

- END OF REPORT -

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